



TOWN OF EXETER, RI

PLANNING BOARD

675 Ten Rod Road
Exeter, RI 02822
Ph: (401) 294-2592

EXETER PLANNING BOARD REGULAR MEETING AGENDA

WHEN: TUESDAY, OCTOBER 24, 2023 AT 6:30 P.M.
WHERE: EXETER TOWN HALL, COUNCIL CHAMBERS
675 TEN ROD ROAD, EXETER, RI 02822

I. CALL TO ORDER AND ROLL CALL

II. PUBLIC COMMENT

Comments are limited to items not on this agenda. Items not on this agenda will only be heard for informational purposes and cannot be acted upon by the Planning Board unless they are of an emergency nature. (Please note that a 3-minute time limit is permitted per item; a 15-minute maximum time limit is allowed for this agenda item).

III. OLD BUSINESS:

- A. Preliminary Replat: Meredith M. Lemek and Matthew B. Mumford, Applicants and Owners of property located at 269 Liberty Road, Exeter, RI; Zoned RU-4 and further designated at Assessor's Plat 72, Block 6, Lot 4; for a proposed replat of property.**
- B. Preliminary Administrative Subdivision: Milan E. Adams and Lisa M. Mumford, Applicants and Owners of property located at 279 Liberty Road, Exeter, RI; Zoned RU-4 and further designated as Assessor's Plat 72, Block 6, Lot 3; for a proposed administrative subdivision.**
- C. Preliminary Minor-Subdivision: Timothy Gillette, Applicant and Owner of property located at 760A South County Trail, Exeter, RI; Zoned LB-R and further designated as Assessor's Plat 67, Block 1, Lot 7; a request for a minor 3-lot subdivision, also requiring a special use permit from the Zoning Board.**

IV. NEW BUSINESS:

- A. Pre-application: Anthony Lustig, Applicant and Daar Bishop LLC, Owner of property located at 435 Nooseneck Hill Road, Exeter, RI; Zoned Light Industrial and further designated at Assessor's Plat 33, Block 1, Lot 18; for a proposed brewery.**

B. Review, Discussion and Recommendations to the Town Council: Legal Memorandums and Draft Amendments to the Exeter Zoning Ordinance to Comply with New State Laws in effect January 1, 2024.

1. Exeter Zoning Ordinances Draft

- a. Article I – 1.2, 1.3, 1.4, 1.5, 1.6 and 1.7
- b. Article II – Zoning District Use Regulation
- c. Article III – Conforming and Nonconforming Lots and Uses
- d. Article IV – Supplementary Regulations
- e. Article VII – Cellular and Other Communication Facilities
- f. Article IX – Affordable Housing
- g. Article X – Planned Village Development
- h. Article XI – Renewable Energy
- i. Article XII – Medical Marijuana

V. ADMINISTRATIVE:

A. Zoning Board of Review: (1) Application for November

B. Approval of Meeting Minutes: September 26, 2023

C. Future Meeting: “Community Open House” on Thursday, November 2, 2023 at the Exeter Public Library from 4 p.m.- 9 p.m.; Work Session Tuesday, November 14, 2023

VI. ADJOURNMENT:

The public is welcome to any meeting of the Exeter Planning Board. If communications assistance is needed or any other accommodation to ensure equal participation, please contact the Town Clerk’s Office (295-7500) at least three business days prior to the meeting. Meetings of the Planning Board shall start at 6:30 p.m. and end no later than 9:30 p.m. unless voted on to extend. The Exeter Town Hall is handicapped accessible. Posting information: Secretary of State’s Office, Exeter Town Clerk’s Office, Exeter Public Library, Exeter Post Office, ClerkBase and the Town of Exeter’s website: www.exeterri.gov. Posted on Thursday, October 19, 2023.